051.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,229,700 / 1,229,700
					USE VALUE:	1,229,700 / 1,229,700
					ASSESSED:	1,229,700 / 1,229,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		CENTRAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAMPSON MARY M/TRS/SAMPSON T
Owner 2:	CUMMINGS JANE M/TRS/CUMMINGS T
Owner 3:	
Street 1:	31 CENTRAL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SAMPSON MARY M -
Owner 2:	CUMMINGS JANE M -
Street 1:	31 CENTRAL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,599 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1850, having primarily Clapboard Exterior and 2156 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5599.000	813,000	5,100	411,600	1,229,700
Total Card	0.129	813,000	5,100	411,600	1,229,700
Total Parcel	0.129	813,000	5,100	411,600	1,229,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 570.34 | /Parcel: 570.3

Legal Description

User Acct 35562

GIS Ref

GIS Ref

Insp Date 11/21/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 051.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	811,100	5100	5,599.	411,600	1,227,800	1,227,800	Year End Roll	12/18/2019
2019	101	FV	603,500	5100	5,599.	411,600	1,020,200	1,020,200	Year End Roll	1/3/2019
2018	101	FV	603,500	5100	5,599.	276,300	884,900	884,900	Year End Roll	12/20/2017
2017	101	FV	603,500	5100	5,599.	264,600	873,200	873,200	Year End Roll	1/3/2017
2016	101	FV	603,500	5100	5,599.	241,100	849,700	849,700	Year End	1/4/2016
2015	101	FV	507,300	5100	5,599.	194,000	706,400	706,400	Year End Roll	12/11/2014
2014	101	FV	341,300	5100	5,599.	173,500	519,900	519,900	Year End Roll	12/16/2013
2013	101	FV	341,300	5100	5,599.	164,600	511,000	511,000		12/13/2012

!4279!

PRINT

Date	Time
12/10/20	19:19:13

LAST REV

Date	Time
10/09/19	10:27:40
apro	
4279	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAMPSON MARY M	53490-387		9/2/2009	Family	10	No	No		
SAMPSON MARY M	50928-204		3/24/2008	Family	99	No	No		
SAMPSON LOUIS R	36006-560		7/30/2002		500,000	No	No		
SAMPSON RICHARD	29309-365		11/2/1998		230,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/18/2013	1828	Heat App	31,000	C				
10/11/2013	1522	Addition	382,200	O				
1/22/1999	36	Manual	4,800					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/21/2018	Inspected	BS	Barbara S
11/12/2018	MEAS&NOTICE	CC	Chris C
3/3/2014	Info Fm Prmt	EMK	Ellen K
2/6/2014	Info Fm Prmt	EMK	Ellen K
3/24/2009	Meas/Inspect	163	PATRIOT
1/4/2000	Meas/Inspect	277	PATRIOT
5/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	35562
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5599		Sq. Ft.	Site		0	70.	1.05	11									411,577						411,600	

Total AC/HA: 0.12854 | Total SF/SM: 5599 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 411,577 | Spl Credit | Total: 411,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17342973
Const Adj.:	1.49836493
Adj $ / SQ:	228.569
Other Features:	84757
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	852222
Depreciation:	39202
Depreciated Total:	813020

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

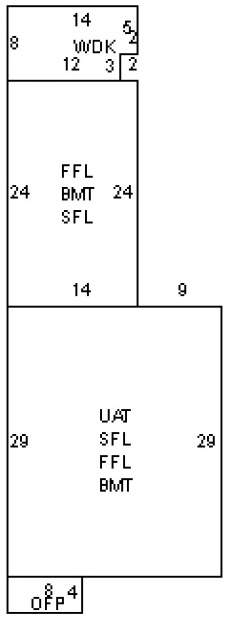
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	304.00
Special Features:	0	Val/Su Net:	245.32
Final Total:	813000	Val/Su SzAd	405.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,003	68.570	68,777
FFL	First Floor	1,003	228.570	229,255
SFL	Second Floor	1,003	228.570	229,255
UAT	Upper Attic	167	144.910	24,164
WDK	Deck	106	23.130	2,451
OFP	Open Porch	32	65.930	2,110

Net Sketched Area: 3,314 | Total: 556,012

Size Ad 2006 | Gross Are 3814 | FinArea 2156

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	RRM	90		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

051.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1920	21.25	T	40	101			5,100			5,100

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100